

31639

TA M-26967-6
WARRANTY DEED (INDIVIDUAL)

Vol. 1183 Page 21456

GEORGE A. PONDELLA., JR. and G. FRANK KOHLER

hereinafter called grantor, convey(s) to

DENNIS B. MITCHELL

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 8, Block 29, FIRST ADDITION TO KLAMATH FOREST ESTATES, in the
County of Klamath, State of Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Klamath Forest Estates.
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, filed June 9, 1972 in Commissioners Journal forming the Klamath Forest Estate-Sprague River Livestock District. (No person shall allow or permit livestock of the bovine species, hores, mules, asses, sheep, goats and swine, to run at large within the baoundaries hereinabove described)

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way,
and easements of record
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 2,500.00 *

**

Dated this 15th day of December, 1983.

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.

G. Frank Kohler
G. FRANK KOHLER

STATE OF OREGON, County of Klamath) ss.

December 15, 1983 personally appeared the above named
George A. Pondella, Jr. and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Susan G. Latzke
Notary Public for Oregon

My commission expires: 11-2-86

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

George A. Pondella, Jr.
G. Frank Kohler

TO
Dennis B. Mitchell

After Recording Return to:
Dennis B. Mitchell
6146 Debs Ave.
Woodland Hills, CA 91367

STATE OF OREGON)

County of) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title

Deputy

21457

CALIFORNIA
STATE OF OREGON

County of Ca Los Angeles } ss.

BE IT REMEMBERED, That on this 5th day of December, 1983,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named G. FRANK KOHLER

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

OFFICIAL SEAL
THERESA V. REVIERE
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires September 7, 1984

GENERAL ACKNOWLEDGMENT
Form No. 0-16

Theresa V. Reviere
Notary Public for Oregon, California
My Commission expires Sept 7, 1984

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 16th day of Dec. A.D. 19 83
at 10:51 o'clock A M, and duly
recorded in Vol. M83 of Deeds
Page 21456
EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00